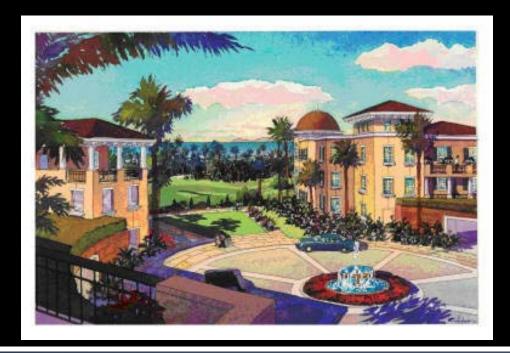
Housing Element Update

2014-2021





Planning Commission August 22, 2013



What is the Housing Element?



 Sets 8-year plan to meet the existing and projected housing needs of all economic segments of the community

 Identifies constraints to the development and maintenance of housing

Establishes goals, policies, and programs pertaining to housing needs

Housing Element Update



- Two Public Workshops
- April Commission reviewed Draft and recommended City Council authorize submission to HCD
- May Council removed Inclusionary Housing Program HP 2.2.1 and authorized submission to HCD

 After a review by HCD only minor changes have been made to the draft

Changes to Initial Draft

- Removed Inclusionary Housing Program HP 2.2.1
- HP 3.1.3 revised to require the development of a list of pre-approved incentives for affordable housing
- New HP 5.1.8 implement outreach program with the RCOC to provide residents information on programs for developmentally disabled
- Public Outreach List

HCD Approved Final Draft



 After Adoption of 2014-2021 Housing Element by City Council it will be found in compliance with State Law

 On target for meeting the state's deadline for adoption – qualify for next update in 8 years





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Housing Affordability in Newport Beach



Income Group (defined as % of County MFI \$85,300)	Median Income (4-person family)	Two-Bedroom Rental (Max. Rent)	Two-Bedroom Ownership (Max. Sales Price)	Housing Affordability
Extremely Low (<30% MFI)	\$28,900	\$722.50	\$86,700	Affordable/Assisted Rental Housing Units
Very Low (<50% MFI)	\$48,150	\$1,203.75	\$144,450	
Low (51-80% MFI)	\$77,050	\$1,926.25	\$231,150	Affordable/Assisted Rental Housing Units *Limited Market Rate Rentals Opportunities
Moderate (81-120% MFI)	\$102,350	\$2,558.75	\$307,050	Market Rate Rentals

Projected Housing Needs



- 2014-2021 Regional Housing Needs Assessment
 - 5 units (reduced due to recession)
 - 1,914 units in previous RHNA
- Growing senior population- 19% of population
- 10 affordability covenants (376 units)
 - 7 covenants set to expire
 - 153 units at-risk of conversion

Overview of New Housing Programs



- Housing Program 1.1.2: Investigate the use of grants or loans to fund rehabilitation program, if a significant need is identified, to encourage preservation of existing housing stock.
- Housing Program 1.1.4: Promoting the Residential Building Records Program to reduce and prevent residential violations.
- Housing Program 5.1.7: Promoting senior citizen independence through supporting housing services related to in-home care, meal programs, counseling, and maintenance of the Oasis Senior Center and its programs
- Housing Program 5.1.8: Implement an outreach program with the Regional Center of Orange County to inform residents of programs for the developmentally disabled.

Revised Housing Programs



- Housing Program 3.1.3: Revised to require the preparation of a pre-approved list of incentives for building affordable housing.
- Program 4.1.1 and 4.1.4: Revised to include promotion of availability of Affordable Housing Fund as a funding source for preservation of at-risk housing.
- Housing Program 5.1.3: Revised to include promotion and facilitation of the development of senior accessory dwelling units.

- 2008-2014 HE- recently adopted in 2011 and found compliant with state law
- Updated statistical data and housing analysis
- Review of goals and programs goals unchanged, maintain most existing programs with only a few changes identified as necessary, completed programs have been eliminated or revised
- Revised Quantified Objectives for new construction, rehabilitation, and preservation
- 2 public workshops, PC, CC and AHTF meetings